



(717) 464-0111  
www.jkmechanical.com

**Plumbing**

Item	JK Elite	JK Premium
Maintenance Visits per Year ( <i>up to</i> )	1	1
Priority Service on Emergency Calls *	✓	✓
10% off parts & repairs		✓
15% off parts & Repairs	✓	
One Equipment Service at Maintenance	✓	
No mileage fees	✓	✓
10% off new equipment	✓	
<b>Monthly Fee/Value</b>	<b>\$30</b>	<b>\$21</b>

**Maintenance Tasks**

**Electric water heaters:** Verify thermostat operation, measure element operation, check and secure wiring, check and secure piping connections, inspect relief valve for leaks, test expansion tank, and flush tank (*tank flush is JK Elite level only*)

**Gas water heaters:** Inspect flue pipe connections, test expansion tank, test blower, verify burner firing, clean igniter or burner, vacuum soot/debris from fire chamber, flush tank (*tank flush is JK Elite level only*)

**Main water supply:** Inspect dual check valve, inspect water meter and connections, Verify operation, test water pressure, verify pressure reducing valve function

**Laundry room:** Inspect washer hoses for signs of wear and leakage, test washer shut-off valve

**Mechanical room:** Test sump pmp, verify check valve, inspect discharge pipe, inspect ice makes valves and tubing

**Water treatment:** Test water quality to verify proper operation of equipment

**Bathrooms:** Verify flapper and fill valve operation, visually inspect water lines and valves, check and secure lavatory trap nuts, verify faucet operation and check for leaks, test operation of shower valve, diverter, and head

**Membership program helps prevent unexpected breakdowns and keeps everything running smoothly.**

\* Applies to emergency calls only. Emergency calls include no heat, no hot water, no cooling, major water leaks, no water, no electricity (other than utility failure). No other types of calls are included.



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## Additional Equipment Services:

***\$99 per unit, per year***

### **Tank-Type Water Heater Maintenance:**

- Flushing & Draining: Thorough flushing and draining of sediment buildup in the tank to ensure optimal performance and longevity.
- Anode Rod Inspection: Inspect the anode rod to prevent corrosion. Additional charge if anode rod replacement is needed.
- Water Line Inspection: Inspect the water lines connected to the water heater for leaks or damage.
- Operational Check: Ensure the water heater is functioning properly and efficiently.

### **Tankless Water Heater Maintenance:**

- Flushing & Descaling: Perform flushing and descaling to remove mineral buildup and maintain proper heating efficiency.
- Piping Inspection: Inspect intake and exhaust piping for blockages or wear.
- Service Valve Inspection: Inspect all service valves to ensure proper function.
- System Settings Check: Verify the system settings for proper operation.
- Error Code Check: Ensure no error codes are present in the system.
- Filter Replacement: Additional charge for de-scaling filter replacement, if needed.

### **Well Pressure Tank Inspection:**

- Drain & Flush: Drain and flush the pressure tank to remove any sediment buildup.
- Pressure Adjustment: Adjust the air pressure in the well pressure tank to ensure optimal pressure levels.
- Control & T-Bar Inspection: Inspect control components and T-bar for proper function.
- Wiring & Pressure Switch Inspection: Inspect wiring and ensure the pressure switch operates correctly.
- Sediment Filter Replacement: Additional charge for sediment filter replacement, if applicable.

### **Salt Delivery & Water Softener Inspection:**

- Salt Delivery: Additional charge for salt delivery.
- Softener Head Cycle Test: Run the softener head through all necessary cycles to confirm proper operation.
- Brine Tank Inspection: Inspect the brine tank and safety float to ensure they are functioning properly.
- Filter Inspection: Inspect and replace filters as needed.
- Salt Addition: Add salt to the brine tank as required.
- Water Test & Programming: Test the water quality and reprogram the water softener unit if needed.

Terms and Conditions  
JK Plumbing Alliance Membership



- Service Time: Normal service hours are from 7:00 AM to 3:00 PM Monday through Friday. All other service times will be considered an after-hours call and will be invoiced according to the plan you have.
- J K Mechanical, Inc. (JKM) shall not be liable for repairs to any equipment damaged by reason of negligence, faulty system design by others, misuse, abuse, acts of God, age, or conditions beyond J K Mechanical, Inc. reasonable control.
- JK M's responsibility for injury to persons or property shall be limited to injury caused directly as a result of negligence on the part of JK M. In no event shall JK M be held liable for incidental or consequential damages of any nature whatsoever.
- The client:
  - a. Shall operate the equipment in accordance with manufacturer's instructions and shall promptly notify JK M of any unusual operating conditions.
  - b. Shall pay for any services and materials not specifically covered in this agreement.
  - c. Shall allow us to use common maintenance materials such as water and electricity.
  - d. Shall not assign, transfer or modify this agreement and shall not allow changes or repairs to be made by anyone other than representatives of JK M.
- Agreement Term - the term of this agreement is 12 months from date of invoice and is renewed automatically.
- Cancellation at time of renewal -The client may cancel the new term within 30 days of date of invoice. Cancellation may be done via US Mail, phone at 717-464-0111, or email to [CRS@jkmechanical.com](mailto:CRS@jkmechanical.com).
- Cancellation other than time of renewal – Cancellation may be made by either party with a 30-day notice as outlined above. Refunds if any, will be made by calculating expenses against payment received using the non-agreement rate for services. If these calculations show that payment is due, you will be invoiced for what is due. If a credit is due, the credit will not exceed 50% of the membership agreement annual rate.
- JK Mechanical will make a good faith effort to remind clients when it is time to schedule a Precision Tune-Up (PTU). Refunds will not be issued for PTU missed due to client neglecting to schedule during the agreement period.
- Emergency Service – Emergency service is available 24/7 for agreement plans. Emergencies are limited to: no hot water, no water, and major water leaks.

Tank-Type Water Heater Maintenance:

Tankless Water Heater Maintenance:

Well Pressure Tank Inspection:

Salt Delivery & Water Softener Inspection:

Plan/Price: \_\_\_\_\_ Date: \_\_\_\_\_

Sign: \_\_\_\_\_ Print: \_\_\_\_\_